



TOWN OF NEWTOWN

FAIRFIELD HILLS AUTHORITY
Town of Newtown, Connecticut



**A Commercial Development
Opportunity**

January 10, 2007

Introduction

The Town of Newtown, Fairfield County, Connecticut acquired the former Fairfield Hills Hospital property from the State of Connecticut in 2004. A comprehensive reuse vision for the property was presented in the Fairfield Hills Master Plan. The Town of Newtown established the Fairfield Hills Authority, a municipal development agency, to implement the Master Plan.

The Fairfield Hills Master Plan calls for reserving a major portion of the 185-acre property for municipal and cultural use, as well as passive and active recreational use. A select number of existing buildings and land parcels have been designated for commercial purposes.

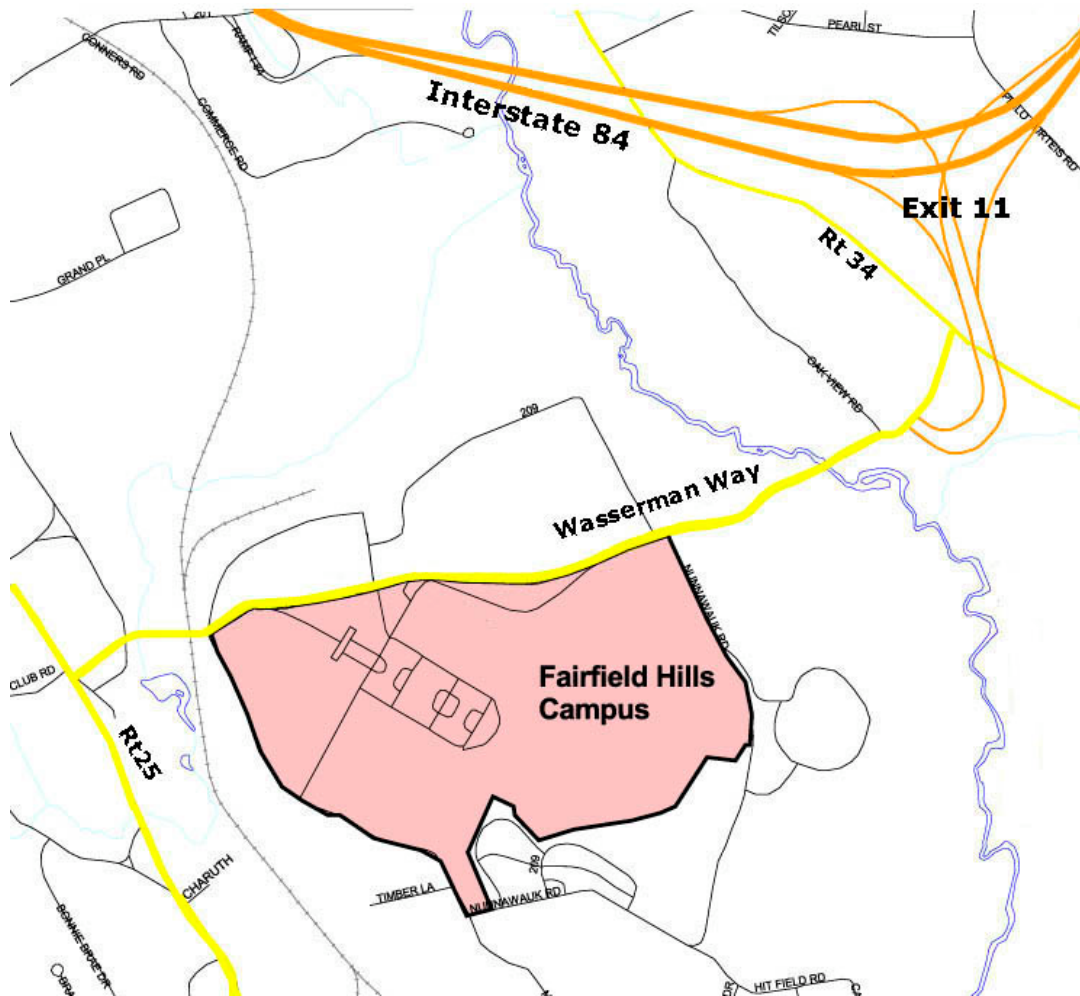
The Town of Newtown has selected Bridgeport Hall, an existing building at the center of the Fairfield Hills campus, as the location for its Town Hall. The Town has retained the Architectural firm of Tai Soo Kim Partners to create a space use program and redevelopment plan for the building.



Proposed Newtown Town Hall

Location

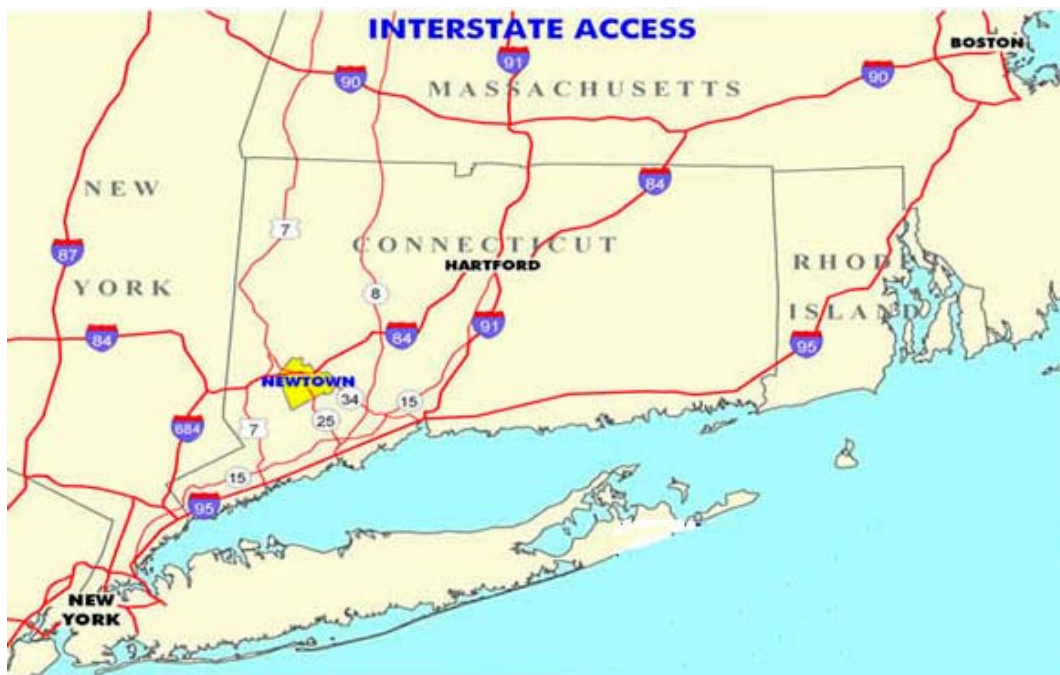
The Fairfield Hills property is located in the Town of Newtown, Fairfield County, Connecticut on Wasserman Way about one mile south of Exit 11 of Interstate 84.



Wasserman Way has been widened to four lanes in front of the campus. The intersection at the entry to the campus is signalized with turning lanes.

Interstate Access

Newtown is conveniently located near Interstate 84, the major east-west highway connecting Connecticut with New England to the east and New York, Pennsylvania and points beyond to the west. A number of major north/south roads provide access to Newtown and Interstate 84, including State Routes 6, 7, and 8. Nearby, in New York, Interstate 684, the Taconic Parkway, the Sawmill River Parkway and the New York State Thruway (Interstate 87) provide additional access.



Driving time to Hartford is approximately 50 minutes, New York City 75 minutes, New Haven 45 minutes, Stamford and White Plains 50 minutes, and only 10 minutes to Bethel and Danbury, from which Metro North commuter train service is available to New York City.

Qualified Development Firm

The Fairfield Hills Authority is seeking a qualified development firm to become the designated developer for the commercial development portions of the Fairfield Hills property. Residential development will not be considered.

Qualified development firms wishing to be considered will be required to demonstrate past experience and success in planning, marketing, financing and implementing quality commercial development projects.

The commercial development opportunity at Fairfield Hills is comprised of three components: (1) existing building renovation and tenancing; (2) new building development; and (3) the opportunity to propose a lease arrangement to the Town of Newtown for its Town Hall that will occupy the to be renovated Bridgeport Hall.

Redevelopment Buildings

The Authority will not sell the redevelopment buildings. The preferred developer will be required to enter into a lease on the redevelopment buildings in "as is" condition from the Authority. The Authority proposes a lease term of 30 years.

Lease Payments

The Authority will lease the buildings for a term of 30 years and receive from the lessee the aggregate of all rent due for the entire term of the lease in one payment at the commencement of the leases.

The Authority proposes the following one time lease payment for the redevelopment buildings:

Newtown Hall	\$ 860,000
Woodbury Hall	\$ 1,585,000
Stratford Hall	\$ 425,000

"As-is, where-is"

The Authority will lease the selected existing buildings "As-Is, Where-Is, and With All Faults". Neither the Authority nor its consultant make any warranty, guarantee, or representation as to or concerning: (1) the nature, or condition of the buildings; (2) the compliance of the buildings with any laws, ordinance, rules, or regulations including Americans with Disabilities Act; (3) the manner, quality, state of repairs or lack of repairs of the buildings and their systems; or (4) the nature and cost of renovations that may be required.

The lessee, at its own cost and to the extent it chooses, will perform a Due Diligence Review and lease the buildings relying solely on its own inspections, independent investigations by professionals it may retain, and building renovation and parking lot construction cost estimates from contractors of its own choosing.

Common Area Maintenance

The Authority as landlord will operate and maintain the common areas of the campus at its sole expense. Tenant's pro rata share of the common area maintenance charges are to be reimbursed by tenants as additional rent. Common Area Maintenance (CAM) charges shall be the amount of all necessary and reasonable costs and expenses actually incurred by the landlord in operating and maintaining the campus property in an appropriate manner commensurate with good business practice.

Redevelopment Buildings

Development firms are encouraged to consider retention and redevelopment of any existing buildings on the campus they deem to be feasible and appropriate.

The buildings selected by the Authority for inclusion in this information package along with their suggested re-use are outlined and summarized on the following pages.

Newtown Hall



Newtown Hall, 16,500 GSF, two story & basement, 1st floor 5,500 sq. ft., 2nd floor 5,500 sq. ft., basement 5,500 sq. ft.

Constructed in 1933, Newtown Hall was originally used as the Fairfield Hills administration building. The front façade contains an ornamental pre-cast entry colonnade and pediment. Inside, the main entry is adorned with tastefully detailed plaster and wood moldings. Most of the office spaces contain the original wood doors, transoms, and trim. Newtown Hall's existing layout, quality of architecture, and basic construction, makes it potentially adaptable for office reuse.

Woodbury Hall



Woodbury Hall, 30,000 GSF, two story and basement, 1st floor 10,000 sq. ft., 2nd floor 10,000 sq. ft., basement 10,000 sq. ft.

Woodbury Hall was built in 1933 as a nursing staff residence. The 30,000 gross square foot two-story structure includes a basement and an attic. The building is symmetrical with a large entrance pediment and gabled roof ends. Although used primarily for staff rooms, the building has a layout that could lend itself to offices. Many of the existing rooms are of the size and proportion appropriate for office use. The building has a large entry space that could serve as an office reception area.

Stratford Hall



Stratford Hall, 9,000 GSF, one story and basement; street level 4,500 sq. ft., basement 4,500 sq. ft.

Stratford Hall was built in 1933 and utilized as the campus library and executive dining hall. The building is a handsome brick structure with masonry framing. The interior contains a 2,500 square foot center hall area with a 20-foot ceiling height, along with elegant arched windows. The building could conceivably be rehabilitated for use as a quality restaurant, banquet hall, bank branch, unique retail shops and office space, or similar commercial uses.

Proposed Town Hall



The concept development by the design team calls for a complete renovation of Bridgeport Hall to accommodate both the Town Hall and The Board of Education office space programs. This 47,500 GSF building has large, clear span, interior spaces that are well suited to both public assembly space and to an open office environment.

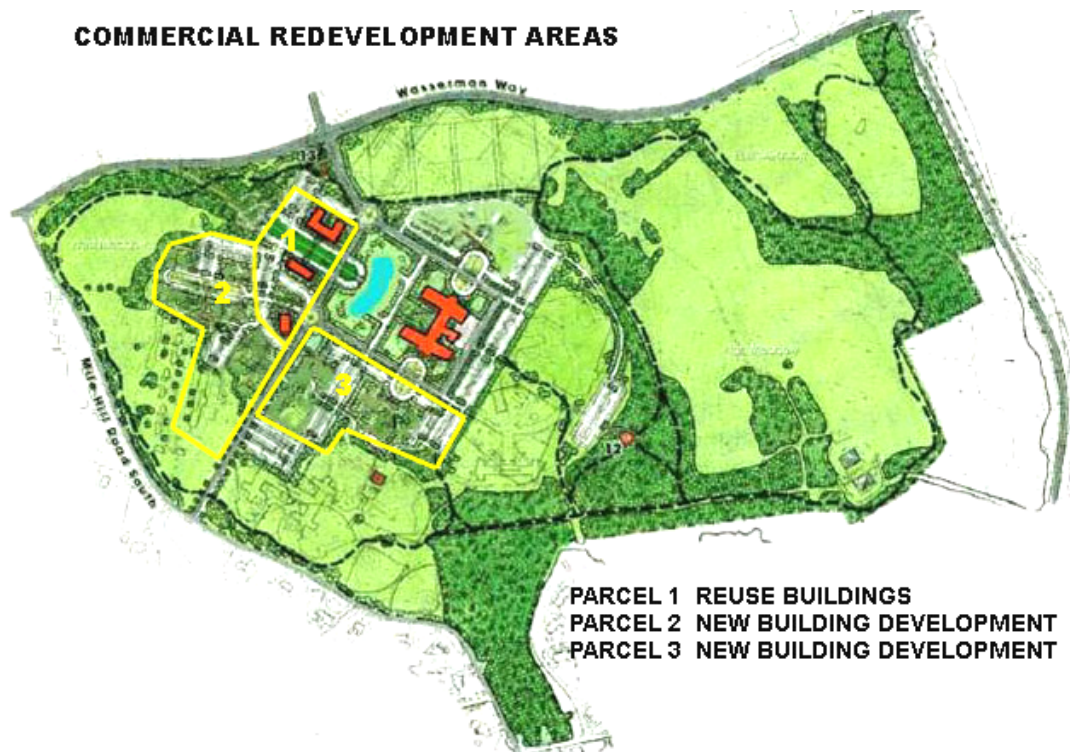
The large barrel vaulted northwest wing can accommodate an open office environment for the Health, Fire Marshal, Building and Land Use Departments. The southwest wing, with similar space, can accommodate the Board of Education office space needs.

The office of the First Selectman and Finance Department will be located adjacent to the Counsel Chamber, which will be centered under the barrel vaulted ceiling in the southeast wing.

The design team is confident that the concept presented will provide a building that is functional and efficient, while offering architecture and interior space that is unique and fitting as a Town Hall for the Town of Newtown.

Development Land

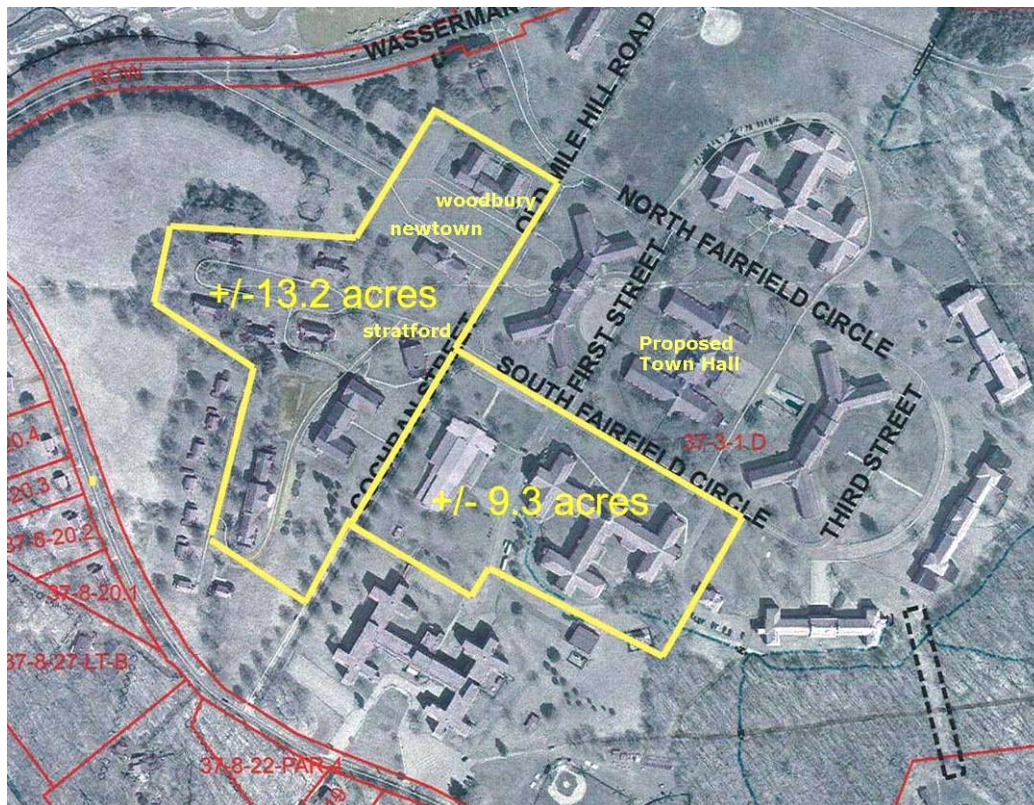
The Authority has designated an area of approximately 22.5 acres of land, which includes the three redevelopment buildings, for commercial uses. In addition to these three buildings there are a number of existing buildings within the designated development areas. The Authority intends to demolish these buildings. However development firms are encouraged to consider retention and redevelopment of any structures they deem to be feasible and appropriate. The boundary lines of the development parcels shown are illustrative, have not been surveyed and may be adjusted to accommodate a specific development plan.



The concept plan above shows the proposed Newtown Town Hall at the center of the property, the three redevelopment buildings, and the two areas proposed for new development, a pond and parking areas that do not exist and the site cleared of unusable buildings.

Existing Conditions

The tax map photo below shows the approximate boundaries and estimated acres of the areas designated by the Authority for commercial development. The three reuse buildings, Woodbury Hall, Newtown Hall, Stratford Hall and the proposed Newtown Town Hall to be created by reuse of Bridgeport Hall are all labeled.



The other buildings shown, both within and outside the designated development areas may be demolished by the Authority or proposed for reuse by the development firm. Fairfield Hills has an extensive road and utilities infrastructure, including sanitary sewer, water and underground electric service.

Lease Payments

The Authority will not sell land. The preferred developer will lease the development land and/or redevelopment buildings from the Authority. The aggregate of all rent due during the entire term of the lease will be paid to the Authority as a single “up front” payment at the commencement of the lease.

The Authority proposes a lease term of 30 years with a one time lease payment of \$20.00 per square foot of the gross floor area of new office buildings.

Site Development Plan Approval

In general, any proposed new buildings would need to be for a use acceptable to the Authority and located to conform to the existing campus layout. The building design would need to be in harmony with and at a scale comparable with the existing buildings.

The Fairfield Hills Authority will review all development proposals to determine if they are consistent with the Fairfield Hills Master Plan. Site Plan Approval by the Newtown planning and zoning commission will be required for new development.

Business Incentive Program

Newtown’s business incentive program is intended to encourage private investment, improve the physical appearance of the community, expand the local economic base, support strategic economic growth, and foster a healthy business climate

Business incentives may include a one-time subsidy by the Town for all or partial costs of qualified physical site improvements and/or the fixing of assessment of real property. The applicant may also request consideration for business incentives related to projects that may entail a large amount of personal property.

Fairfield Hills Adaptive Reuse Zoning (FHAR)

The Fairfield Hills Campus is covered by a Master Plan approved by the Newtown planning and zoning commission in accordance with the Fairfield Hills Adaptive Reuse (FHAR) zoning regulations. The following principal and accessory uses and structures are permitted under FHAR zoning. Uses that are not listed as permitted shall not be permitted by variance.

Permitted Uses

- Corporate headquarters for one or more corporations
- Banks, financial institutions
- General, professional, governmental, Town and Board of Education offices
- Medical and dental offices
- Research and development facilities dedicated to the development and/or testing of products or specimens
- Publishing establishments
- Hospitals
- Conference center or meeting halls
- Recreational or sport facilities and fields, indoor or outdoor
- Shops and stores for retail sales, (limited to no more than 10,000 sq. ft. per tenant)
- Shops where personal services are offered (including, beauty salon or barber shop, day spa, dry cleaning services that do not conduct on-site cleaning, gymnastics, fitness centers, shoe repair, tailoring or dressmaking, photographic studio, copy center, rental services, counseling services)
- Restaurants, (including outside service, but excluding drive-thru facilities)

Permitted Uses (continued)

- Municipal Town Hall complex
- Government uses, (Excluding dumps, incinerators, recycling centers, transfer stations and other garbage disposal or handling areas, municipal garages or public works storage yards)
- Educational facilities, (including accessory housing and sport facilities)
- Museums
- Art galleries
- Cultural centers
- Performing art theatres
- Public library
- Senior center, teen center, child day care centers and elderly day care centers
- Nursery, greenhouse (provided that such is clearly incidental to a permitted use)
- Crop farming in open space areas
- Structured parking (providing that such parking is clearly incidental to a principal permitted use).

Residential reuse of existing buildings or new residential development of any kind, with the exception of housing accessory to an educational facility, is excluded from consideration by the Authority.

Developer Submittal Requirements

Development firms interested in participating in the Fairfield Hills Development Opportunity should submit the following information:

Letter of interest in the project;

Qualifications of the firm;

Case history(s) on projects of a similar nature successfully completed or currently under development;

Information that documents the development firms financial capacity to provide the equity and attract debt financing; and

A description of the proposed development or vision for use of the Fairfield Hills property.

General Conditions & Limitations

This package contains drawings, illustrations, and other information that is provided to give a broad picture of the project. Developers are encouraged to visit the property and independently determine the redevelopment potential of the buildings and the development potential of the designated land areas.

Specific information on utilities, capacity and location are being assembled and will be available shortly.

The distributing of this package does not represent an offer or commitment by the Fairfield Hills Authority to enter into an agreement with any development firm or pay any cost incurred in preparation of a submittal.

The Authority has sole discretion and reserves the right to reject any submissions or proposals, cancel the search for a development firm at any time, and negotiate or conclude leases for one or more of the redevelopment buildings or any part of the development land.

Inspection of the Property

Fairfield Hills is open to the public. There is an extensive road network through the property. The areas proposed for new development and the exterior of the reuse buildings can be seen at any time. Inspection of the interior of the buildings requires an advance appointment prior to visiting the property.

Questions:

If you have any questions, need additional information or would like to make an appointment to inspect the interior of buildings please contact:

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E-mail Barclay@northamericanrealty.com

Proposals Should Be Addressed To:

Fairfield Hills Authority
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Newtown, Connecticut 06470